

Alpine County Economic Forecast

Originally silver mining brought settlement to Alpine County, following the discovery of the Comstock Lode in 1859. Alpine County was created in 1864 from parts of El Dorado, Mono, and Tuolumne counties, while the population grew to more than 11,000 residents. The silver boom collapsed with the demonetization of silver in 1973, as did Alpine's booming population.

Today, Alpine County maintains its distinction as the least populated county in California. And, with 96 percent of its land in public ownership, opportunities for growth are few.

Despite its limitations, residents of Alpine County appear content in their relaxed rural lifestyle, boasting that the county has no traffic light, high school, bank, movie theater, dentist, or supermarket.

There are no incorporated cities in the county, and government jobs comprise 20 percent of the total employment. There is no farming in the county, and no manufacturing of any kind.

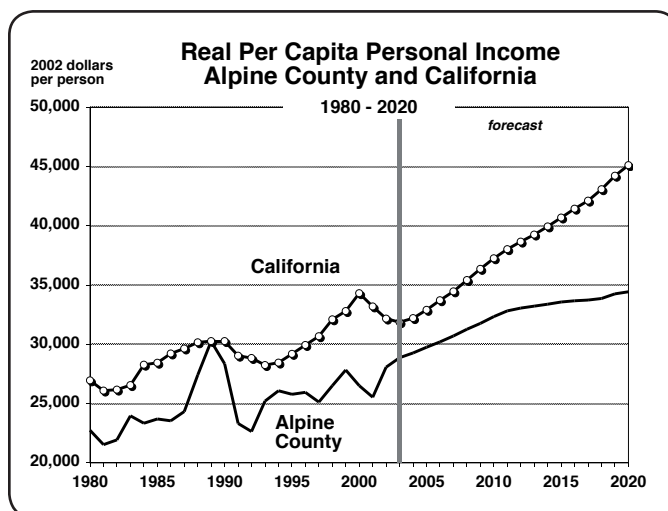
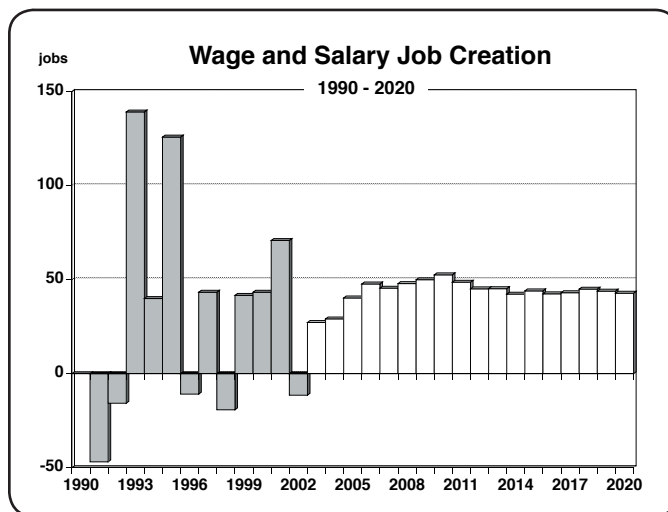
Today, most of the county's income is derived from visitors from the booming tourism communities of Lake Tahoe and western Nevada, who seek out the county for its rich outdoor recreation. Fishing, camping, hiking, rafting, skiing and winter snow sports all contribute to an economy dependent on tourism.

Most of the employment in the county is in the services sector (65 percent) including personal services and recreation services. The remainder of the jobs are in retail trade (i.e., services stations and restaurants).

The outlook for employment is modest over the short or long-term forecast, because there is limited land for commercial growth.

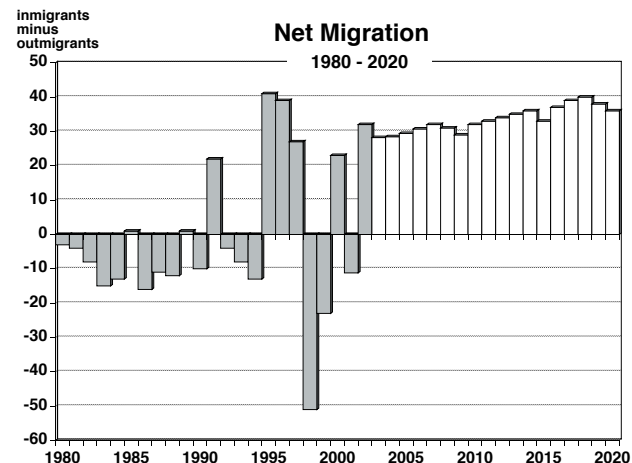
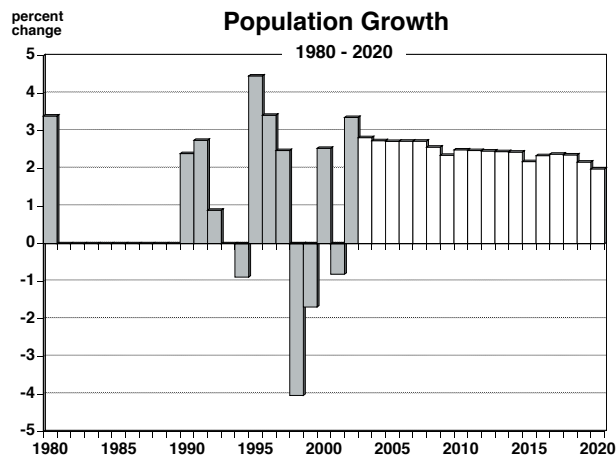
Forecast Highlights

- Employment growth averages 3.3 percent per year for the next 5 years, and 2.6 percent for the subsequent 10 years. However, this translates into an average of between 30 and 50 new jobs per year. The sectors of growth will include retail trade and services. Only 440 new jobs are forecast for the county over the 2010 to 2020 period.
- There is very little building in the county, though some new residential units are forecast over the next 5 years. An average of 39 new homes are forecast per year between 2003 and 2010. Most of these homes are



vacation homes. All construction jobs are imported from El Dorado or Mono Counties.

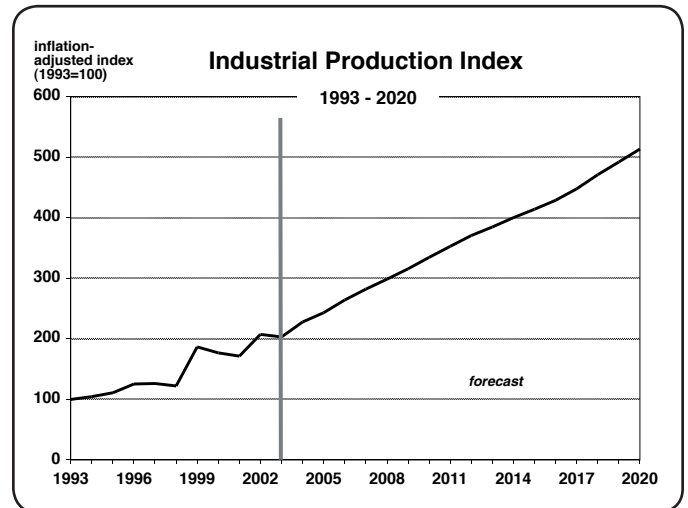
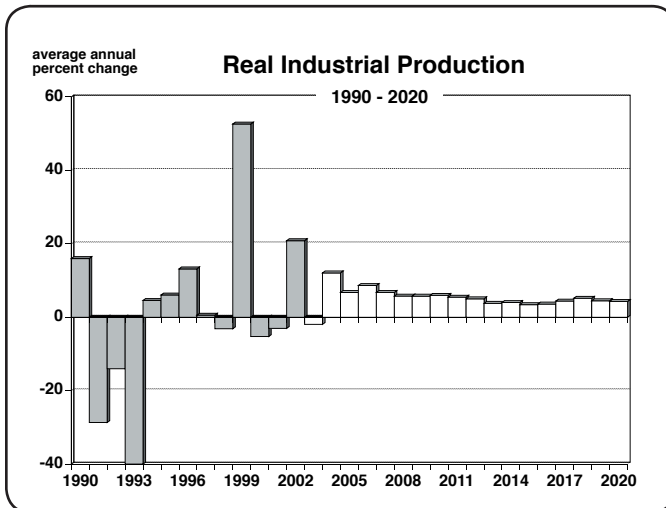
- Inflation-adjusted per capita income rises an average of 1.6 percent between 2003 and 2008. This rate of increase is a slowdown from the 2.2 percent average annual growth that Alpine County experienced between 1997 and 2002.
- Population growth remains limited in the county for the foreseeable future. Net migration is forecast to average 30 persons per year over the next 5 years, and a total of 12 births per year are also forecast. By the year 2008, the population is forecast at 1,444 residents.



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1995-2002 History, 2003-2020 Forecast

	July Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (millions)
1995	1,170	41	1.5	0.5	41	\$3.0	\$23.7	\$25,785	\$0.0	\$3.4
1996	1,210	39	1.6	0.5	16	\$3.1	\$25.2	\$25,954	\$0.0	\$3.9
1997	1,240	27	1.6	0.5	10	\$5.3	\$25.9	\$25,129	\$0.0	\$3.9
1998	1,190	-51	1.7	0.5	65	\$4.6	\$27.1	\$26,522	\$0.0	\$3.8
1999	1,170	-23	1.7	0.5	50	\$5.7	\$29.1	\$27,836	\$0.0	\$5.8
2000	1,200	23	1.8	0.5	30	\$5.4	\$29.7	\$26,519	\$0.0	\$5.4
2001	1,190	-11	1.9	0.5	54	\$4.0	\$29.9	\$25,545	\$0.0	\$5.3
2002	1,230	32	2.0	0.5	62	\$4.3	\$37.0	\$28,078	\$0.0	\$6.4
2003	1,265	28	2.0	0.5	36	\$4.9	\$41.3	\$28,873	\$0.0	\$6.3
2004	1,299	28	2.0	0.5	41	\$5.3	\$44.2	\$29,274	\$0.0	\$7.0
2005	1,335	29	2.1	0.5	40	\$5.6	\$47.4	\$29,760	\$0.0	\$7.5
2006	1,371	31	2.1	0.5	38	\$5.9	\$50.7	\$30,215	\$0.0	\$8.1
2007	1,409	32	2.1	0.5	41	\$6.1	\$54.2	\$30,716	\$0.0	\$8.7
2008	1,445	31	2.2	0.5	40	\$6.4	\$58.2	\$31,283	\$0.0	\$9.2
2009	1,479	29	2.2	0.5	40	\$6.6	\$62.3	\$31,775	\$0.0	\$9.7
2010	1,516	32	2.3	0.5	39	\$6.9	\$66.9	\$32,348	\$0.0	\$10.3
2011	1,553	33	2.3	0.5	38	\$7.1	\$71.8	\$32,825	\$0.0	\$10.9
2012	1,592	34	2.4	0.5	36	\$7.4	\$76.5	\$33,063	\$0.0	\$11.4
2013	1,631	35	2.4	0.5	37	\$7.7	\$81.4	\$33,228	\$0.0	\$11.8
2014	1,671	36	2.5	0.5	36	\$8.0	\$86.4	\$33,393	\$0.0	\$12.3
2015	1,707	33	2.6	0.5	35	\$8.3	\$91.8	\$33,578	\$0.0	\$12.8
2016	1,747	37	2.6	0.5	33	\$8.6	\$97.4	\$33,680	\$0.0	\$13.2
2017	1,789	39	2.6	0.6	35	\$8.9	\$103.3	\$33,739	\$0.0	\$13.8
2018	1,831	40	2.6	0.6	36	\$9.2	\$109.7	\$33,878	\$0.0	\$14.5
2019	1,871	38	2.6	0.6	38	\$9.6	\$117.1	\$34,262	\$0.0	\$15.2
2020	1,908	36	2.7	0.6	35	\$9.9	\$124.1	\$34,443	\$0.0	\$15.8



Total Wage & Salary	Farm	Mining, Construction, Manufacturing Utilities & Finance	Wholesale & Retail Trade	Services	Government
-----employment (jobs)-----					
980	0	10	35	680	230
976	0	13	30	670	240
1,017	0	19	34	710	230
1,016	0	22	46	710	220
1,058	0	34	68	730	230
1,101	0	32	81	740	230
1,172	0	31	122	780	230
1,160	0	40	140	750	230
1,187	0	37	140	770	230
1,217	0	41	148	780	231
1,257	0	43	156	797	237
1,305	0	45	163	820	244
1,350	0	46	169	847	246
1,398	0	48	176	876	249
1,448	0	49	183	907	252
1,501	0	50	191	939	256
1,549	0	50	198	971	256
1,595	0	51	206	1,002	255
1,640	0	52	214	1,031	256
1,682	0	52	223	1,059	256
1,726	0	53	231	1,085	257
1,769	0	54	240	1,111	258
1,812	0	54	249	1,137	260
1,857	0	55	258	1,163	262
1,901	0	55	268	1,188	264
1,943	0	56	277	1,213	266

